

CUMBERLAND TOWNSHIP PLANNING COMMISSION
Minutes of the September 8, 2016 Regular Meeting

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Jim Henderson. The meeting was recorded.

ATTENDANCE

Present were Jim Henderson, (*Chairperson*) Barry Stone, (*Vice Chair*) Stephen Tallman, Ben Thomas (*Township Manager*), Michele Long (*Planning Commission Secretary*), Leah Heine (*Township Engineer*), Sam Wisner, (*Township Attorney*).

APPROVAL OF MINUTES

Approval of the minutes from the August 11th, 2016 Planning Commission Meeting.

Mr. Tallman made a motion to approve the minutes from the August 11th, 2016 Meeting. 2nd by Mr. Stone.

Vote: Yea - 3 Nay – 0 (Hickethier & Caudill Absent)

Motion Carried

PUBLIC COMMENT

N/A

ACTIVE BUSINESS

Chapter 27 Zoning Ordinance Changes Recommendation
Review of proposed updates/amendments to Chapter 27 (Zoning) of the Cumberland Township Ordinance.

Mr. Wisner reviewed the revised Zoning Ordinance changes that reflected the Adams County comments and the comments received from the Commission at the previous meeting.

Mrs. Stone questioned Section 11 regarding central water and sewer as to if there are central water and sewer facilities available would they have to connect. Mr. Wisner stated that there is a mandatory hook up ordinance that the owners would have to abide by which would cover them having to hook up if the service was available.

Mr. Don Kauffman questioned the agricultural residential zoning district with the maximum building coverages, he is concerned that after the comp plan is complete this is setting a precedence that huge buildings will be able to be built in the residential districts. Mr. Wisner stated that this is controlled by what uses are permitted in each certain zone.

Mr. Stone recommended the revised Chapter 27 Zoning Changes to the Board of Supervisors.

2nd by Mr. Tallman.

Vote: Yea-3 Nay-0 (Hickethier & Caudill Absent)

ACTIVE BUSINESS

Keystone Service Systems – Barlow Greenmount Road

Recommendation

Review of a land development plan proposing a new residential building located on Barlow-Greenmount Road.

Ms. Leah Heine, Township Engineer, gave the Commission a small explanation of the plan and what she had received from Yingst Engineers as revisions on the plan. Ms. Heine explained that quite a few of the comments from last meeting had been addressed but there are still outstanding items. Ms. Heine reviewed the engineering comments with the Commission. Ms. Heine questioned the use being changed to commercial-residential from institutional-residential and Mr. Wisner stated that since the Zoning Hearing Board application and decision referenced commercial-residential we are good with going ahead with the commercial-residential use. Mr. Wisner questioned the replacement of trees and if there is a note on the plan regarding this. Ms. Heine said there was not a note on the plan. Mr. Stanley J.A. Laskowski, Esquire, Caldwell & Kearns, representing the applicant, stated they were in agreement with the trees as per what the Ordinance requires. Ms. Heine reviewed the parking space requirements and what the applicant had provided. Mr. Wisner explained that the ultimate decision is up to the Zoning Officer and when he returns from vacation will need to make a decision on that. Ms. Heine added that the applicant is asking for two waivers, 1) waiver from preliminary plan to a preliminary/final 2) the requirement to have a two percent slope in the basin bottom to facilitate drainages. Ms. Heine was in agreement with the waivers and felt neither of those would be a problem. Ms. Heine was going to add a note that a test must be done to make sure dewatering is completed within 72 hours. Ms. Heine stated that current survey does not cover all areas where improvements are proposed. The applicant agreed to do an added survey of the property. The applicant also agreed to add the proper notes to the plan regarding abandoning the wells. Ms. Heine explained that they were asking for a stop sign to be placed at the end of the driveway due to this driveway being a multi-family commercial driveway. Mr. Lee Engle, representing the applicant was not in agreement with this request being this is a residential driveway not a commercial driveway. Ms. Heine stated that they have reviewed it as being a multi-family commercial driveway and a stop sign is required by Penn-dot standards with this type of site triangle. Ms. Heine added that she would get the Penn-dot requirements and discuss them with the applicant and the traffic engineer to try to meet an agreement.

Mr. Stone made a motion to recommend the waiver of the requirement to submit a preliminary plan.

2nd by Mr. Tallman.

Vote: Yea-3 Nay-0 (Hickethier & Caudill Absent)

Motion Carried

Mr. Tallman made a motion to recommend the waiver for the 2% slope in the basin bottom to facilitate drainage contingent upon the note being added to the plan for a test to be completed for dewatering within 72 hours.

2nd by Mr. Stone

Vote: Yea-3 Nay-0 (Hickethier & Caudill Absent)

Motion Carried

Mr. Tallman recommended to table the plan to next month to address the outstanding engineering comments.

2nd by Mr. Stone.

Vote: Yea-3 Nay-0 (Hickethier & Caudill Absent)

Motion carried

OTHER BUSINESS

Zoning/Code Officer's Report

Mr. Thomas reviewed the August building/zoning activity with the commission for Mr. Naugle who was absent.

Mr. Henderson announced the upcoming October 12th and 20th “Municipal Briefing” and “Public Workshop” being hosted by the Adams County Office of Planning & Development regarding the DRAFT Comprehensive Plan.

ADJOURN

**There being no further business, the meeting was adjourned at 8:50 p.m. by motion of Mr. Tallman seconded by Mr. Stone.
Motion carried.**

Michele Long, Secretary